



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 24, 2025

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010101

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**PROJECT NAME / NUMBER:** 1004 Chalcedony Street / PRJ-1125734

**COMMUNITY PLAN AREA:** Pacific Beach

**COUNCIL DISTRICT:** 1

**LOCATION:** 1004 Chalcedony Street, San Diego, CA 92109

**PROJECT DESCRIPTION:** COASTAL DEVELOPMENT PERMIT for the installation of six 64-square-foot sleeping cabins on a surface parking lot of an existing nonprofit community services center associated with a religious facility. All support facilities (restroom and kitchenette) are located within the existing community services center. The proposed transitional housing cabins are prefabricated off-site and assembled on-site with no grading required. Each sleeping cabin features one bed and storage space. The 1.67-acre site, located at 1004 Chalcedony Street, is designated Community Commercial in the Pacific Beach Community and Local Coastal Program Land Use Plan area. Approximately 100 feet of the site's depth, measured along Chalcedony Street, is zoned Cass Street Planned District, while the remaining eastern 25-foot portion of the site is zoned RM-1-1 (Residential Multiple). The site is also within the Coastal (Non-Appealable) Overlay, Parking Impact Overlay, Transit Area Overlay, Transit Priority Area, and Parking Standards Transit Priority Area. Assessor Parcel Number: (415-490-2200.)

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Development Services

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-fill Development Projects.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. CEQA Section 15332 permits in-fill development when projects meet specified conditions within an urbanized area. The project proposed six transitional housing cabins, which would be prefabricated off-site and assembled on-site with no grading required. The project qualifies for the CEQA Section 15332 exemption based on the following: 1) the project is consistent with land use Community Commercial designation and the

Cass Street Planned District and RM-1-1 (Residential Multiple) zones; 2) the project site is within the City limits on a site that is less than 5 acres (1.67-acre site); 3) the site is already developed and has no value for listed species; 4) no significant impacts related to traffic, noise, air quality or water quality would occur; and 5) the site can adequately be served by all public utilities and services considering its location within an urbanized area. No environmental impacts would occur. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; and lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

**DEVELOPMENT PROJECT MANAGER:** Karen Bucey  
**MAILING ADDRESS:** 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108  
**PHONE NUMBER / EMAIL:** 619-446-5049 / KBucey@sanidiego.gov

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On December 24, 2025, the City of San Diego made the above-referenced environmental determination pursuant to the CEQA. This environmental determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal the CEQA environmental determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00 p.m. within ten (10) business days from the date of the posting of this Notice, which ends on January 9, 2026. Appeals to the City Clerk must be filed by email or in person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in PDF format) by email to [Hearings1@sanidiego.gov](mailto:Hearings1@sanidiego.gov) by 5:00 p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check, payable to the City Treasurer, to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked by the United States Postal Service (USPS) on or before the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building – Public Information Counter (Open 8:00 a.m. to 5:00 p.m. Monday through Friday (excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00 p.m. on the last day of the appeal period. The completed appeal form must include the required appeal fee, payable by check to the City Treasurer.

This information will be made available in alternative formats upon request.

**POSTED ON THE CITY'S CEQA WEBSITE**

**POSTED:** 12/24/25

**REMOVED:**

**POSTED BY:** Myra Lee